



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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ECONOMIC DEVELOPMENT COMMISSION MEETING MINUTES REGULAR MEETING FEBRUARY 12, 2014

PRESENT: Chairman Sean Kelly, Vice Chairman Chris Todd arrived 7:10pm, Stefanie Cunningham, David Hurley arrived 7:25, and Alternate Donna Resutek

ABSENT: Gilbert Gamboa, Stanislav Moline

STAFF

PRESENT: Lisa Houlihan, Town Planner and Kristin Michaud, Recording Secretary

I. CALL TO ORDER:

Chairman Kelly called the EDC meeting to order at 7:05 p.m.

II. PUBLIC COMMENTS: NONE

III. NEW BUSINESS:

1. Report: Tax Abatement Programs

Request for Tax Abatement from Desco Professional Builders, Inc. and Ellington Property Management, LLC, associated with the construction of a new 16,000 square foot building and the addition of machinery, vehicles and employees at 290 Somers Road.

Robert Anderson & John Ridzon, owners/applicants, came forward for the application. The application was revised to eliminate 3D Solutions from the abatement. The plan now is for 3D Solutions to occupy the entire existing building when Desco relocates to the 10,000 square feet (sf) in the new building; 6,000 sf is unspoken for at this time. They also developed a more detailed budget and a more detailed drawing of the future site. He explained construction will cost \$160 a square foot for the new building and site development.

Chairman Kelly asked how they came up with the budget. Mr. Anderson stated that they used known costs for items like building materials and concrete, in addition to standards in RS Means.

Chairman Kelly stated that the commission was missing a more detailed report from the Town Assessor regarding the loss value during the time of the abatement and once the abatement was over what the revenue would be to the town. He feels it is very important to have this information but was concerned with holding up the recommendation to the Board of Selectmen (BOS).

Lisa Houlihan, Town Planner, explained that the revised policy includes a provision for obtaining a Tax Assessment Analysis and will work with the Assessor to obtain such. She noted the reluctance to make a recommendation regarding the years of the abatement without more information. Ms. Houlihan reminded the applicants that with all abatements there is a 10 year timeframe to remain solvent and that they must hire the proposed new employees within 3 years of receiving the abatement.

The Commission discussed holding a special meeting on March 5, 2014, so they may make a formal recommendation to the BOS in time for their March 17, 2014 meeting.

Discussion ensued.

The Commission agreed to hold a special meeting on March 5, 2014 in place of their regular meeting scheduled for March 12, 2014.

BY CONSENSUS, THE COMMISSION CONTINUED THIS ITEM TO A SPECIAL MEETING SCHEDULED FOR MARCH 5, 2014 AT 7:00 PM IN THE TOWN HALL ANNEX.

IV. ACTIVE BUSINESS:

1. Discussion regarding April business event.

Chairman Kelly stated that this event will tie nicely into our shop local program by focusing the event around the website and GoLocal. Mr. Kelly asked if GoLocal would come and speak to our attendees. Ms. Houlihan was unsure but would ask and thought GoLocal would have something they could do to assist possibly through a webinar.

Commissioner Kelly stated the event will go as follows: from 6:30 to 7:00 for a social networking period, from 7:00 to 7:30 for a presentation by either GoLocal or the EDC members regarding the program and from 7:30 to 8:30 for questions and answers.

The Commission discussed the reserved date of April 9, 2014 to be held at the new senior center between the hours of 6:30 & 8:30. It was agreed to invite all those on GoLocal business list.

Chairman Kelly will write the press release and Ms. Houlihan stated there will be a mailing to the participants of GoLocal two weeks prior to the event as well.

NO MOTIONS OR DECISIONS

BY CONSENSUS, THE COMMISSION WENT OUT OF AGENDA ORDER TO ADDRESS ITEM #4 ALONG WITH ITEM #1.

4. Report: Business Directory

Ms. Houlihan stated that there were 193 businesses on the current business list. To date only 4 businesses have signed. Ms. Houlihan stated something was wrong with the Golocal site initially and noted that has since been worked out. She will be testing it out one more time to make sure there is nothing else that needs to be worked out before the mailing and event.

Discussion ensued.

NO MOTIONS OR DECISIONS

BY CONSENSUS, THE COMMISSION RETURNED TO ORIGINAL AGENDA ORDER.

2. Tolland County Chamber of Commerce Report.

Commissioner Hurley suggested inviting the Chamber to attend our event. He stated that they are interested in what we have accomplished.

NO MOTIONS OR DECISIONS

3. Report: Agricultural Initiatives

Nothing to report.

NO MOTIONS OR DECISIONS

5. Report: Business Surveys and Site Visits

Nothing to report.

NO MOTIONS OR DECISIONS

6. Report: Current Economic Activity

Nothing to report.

NO MOTIONS OR DECISIONS

V. ADMINISTRATIVE BUSINESS:

1. Approval of the January 8, 2014, regular meeting minutes.

MOVED (RESUTEK), SECONDED (CUNNINGHAM) AND PASSED UNANIMOUSLY TO APPROVE THE JANUARY 8, 2014 MEETING MINUTES AS WRITTEN.

2. Election of officers.

MOVED (TODD) SECONDED (HURLEY) TO ELECT AND NOMINATE COMMISSIONER KELLY FOR CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION FOR 2014.

MOVED (KELLY) SECONDED (CUNNINGHAM) TO ELECT AND NOMINATE COMMISSIONER TODD FOR VICE CHAIRMAN OF THE ECONOMIC DEVELOPMENT COMMISSION FOR 2014.

3. Correspondence:

- a. Letter from Metro Hartford Alliance inviting the commission to re-join.

It was decided by consensus to not rejoin Metro Hartford Alliance.

- b. Memo to Agencies/Boards/Commission Chairpersons from Maurice Blanchette, First Selectman, regarding 2014-2015 Town Budget Requests.

The commission asked Ms. Houlihan to add a line item to the budget for promotions so when an event such as GoLocal comes up there are funds to cover refreshments and food costs. Ms. Houlihan acknowledged the request.

- c. Letter from CEDAS - Connecticut Economic Development Association regarding renewal of membership for 2014.

BY CONSENSUS THE COMMISSION AGREED TO RENEW THE CEDAS MEMEBERSHIP FOR THE YEAR 2014.

- d. Memo dated January 16, 2014, concerning the Board of Selectmen's vote regarding the request for tax abatement for West Road Associates (Earthlight).
- e. Email from Laurie Fiore, Yankee Gas, gas expansion priorities (2014 & 2015).

SO NOTED

IV. ADJOURNMENT:

MOVED (RESUTEK), SECONDED (CUNNINGHAM) AND PASSED UNANIMOUSLY TO ADJOURN THE ECONOMIC DEVELOPMENT COMMISSION MEETING AT 8:12 P.M.

Respectfully Submitted:



Kristin C. Michaud
Recording Secretary